

**Final**

# **ENVIRONMENTAL CONDITION OF PROPERTY REPORT**

**Public Private Venture Family Housing Area  
Naval Base Ventura County  
Ventura County, California**

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Prepared for:



**Naval Facilities Engineering Command, Southwest  
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According to regional radon information obtained from EPA, the Subject Lease Property is located within an EPA-designated Zone 1 for radon gas (EDR 2007d). Average radon concentrations within Zone 1 are reported to be greater than the EPA-designated action level of 4.0 pCi/L for radon mitigation and/or control measures (EPA 1993). According to the EDR report, out of 135 test sites in Ventura County, 96 percent of the tested sites on the first floor living area had an average radon concentration of 1.185 pCi/L. All the test sites in Ventura County were below 4.0 pCi/L for the second floor living area sample sites (EDR 2007c).

Mr. Hasan Jafar of the Environmental Engineering Division indicated that there are no housing-specific records concerning radon gas sampling at NBVC Port Hueneme. However, the construction style of the housing units (slab-on-grade) is not considered to be conducive to the collection of radon within the units.

#### **2.6.10 Pesticides, Herbicides, and Fungicides**

Based on the visual property inspection, document and records review, and personnel interviews, no evidence was found to indicate current or historical use, storage, or disposal of herbicides or fungicides in excess of *de minimis* conditions within the Subject Lease Property. According to Mr. Granade, no current storage of pesticides, herbicides, or fungicides in excess of *de minimis* conditions are present within the Subject Lease Property.

However, in consideration of the age of the On-Base Family housing units within the NBVC Port Hueneme portion of the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey to confirm the presence or absence of chlordane within the NBVC Port Hueneme portion of the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years. It is possible that other pesticides were used within the Subject Lease Property as well.

#### **2.6.11 Medical/Biohazardous Waste**

Based on the visual property inspection, document and records review, and personnel interviews, the presence of medical and/or biohazardous wastes in volumes greater than *de minimis* conditions is considered unlikely. According to Mr. Granade, there is no evidence to indicate current or historical generation, storage, or disposal of medical/biohazardous waste within the NBVC Port Hueneme portion of the Subject Lease Property.

Additionally, Ms. Diane Silva of the NAVFAC Southwest Administrative Records Department was contacted for information pertaining to IRP documentation relating to IRP sites within 0.5-miles of the NBVC Port Hueneme portion of the Subject Lease Property. Keywords for “Housing,” “Lead,” “Asbestos” and “PCBs” were also searched within the administrative record in relation to the Subject Lease Property. Search results found for the keywords searched within the administrative record are provided as Attachment 6.

#### **2.7.4 Storage Tanks and Pipelines**

The Hazardous Waste Management Plan (Navy 2005b) and the Oil and Hazardous Substance Integrated Contingency Plan (SAIC 2005) document the locations of fuel and hazardous materials storage and emergency response plans for spills at storage tanks and pipelines on base. Figure 5 presents the locations of the nearest hazardous material and petroleum product storage locations, and the closest upgradient location to the NBVC Port Hueneme portion of the Subject Lease Property is UST location UST 42-01.

UST sites 42-01, 14, 1361, and 19 are located on adjacent properties. As discussed in Section 2.7.2, the potential for these USTs to the Subject Lease Property is low.

An Oil Spill Prevention, Control, and Countermeasure Plan (URS 2003) which documents the locations of PCB-filled containers, oil/water separators, and ASTs was reviewed and no additional environmental concerns on adjacent properties was discovered.

#### **2.7.5 Oil/Water Separators**

Oil/water separators are known to be on base within the hazardous material storage facilities and the wash racks for vehicle and engine maintenance. The nearest oil/water separators are located more than one-half mile from the NBVC Port Hueneme portion of the Subject Lease Property.

#### **2.7.6 Pesticides, Herbicides, and Fungicides**

Although no evidence or documentation of the use of pesticides, herbicides, or fungicides in large quantities was discovered during this assessment, it is reasonable to assume that such chemicals were periodically applied to structures in limited quantities in association with general pest and weed control, particularly in developed areas west of the NBVC Port Hueneme portion of the Subject Lease Property.

Based upon the age of installation facilities in the vicinity of the NBVC Port Hueneme portion of the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. Further information from the EPA regarding chlordane can be found in Section 2.6.10.

portion of the Subject Lease Property. Mr. Steve Granade and Reza Ghanei indicated that no pesticides, herbicides, or fungicides in excess of household quantities are present within the Subject Lease Property.

However, in consideration of the age of the housing units within the NBVC Point Mugu portion of the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey for NBVC Point Mugu to confirm the presence or absence of chlordane within the NBVC Point Mugu portion of the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years. It is possible that other pesticides were used within the Subject Lease Property as well.

### **3.6.11 Medical/Biohazardous Waste**

No evidence was found to suggest current or historical use, storage, or disposal of medical/biohazardous waste within the NBVC Point Mugu portion of the Subject Lease Property. Mr. Steve Granade and Reza Ghanei stated that there are no records indicating medical/biohazardous waste are or were within the Subject Lease Property.

### **3.6.12 Ordnance**

No evidence was found to suggest current or historical use, storage, or disposal of ordnance within the NBVC Point Mugu portion of the Subject Lease Property. Mr. Steve Granade and Reza Ghanei stated that there are no records indicating ordnance are or were within the Subject Lease Property.

### **3.6.13 Radioactive Waste**

No evidence was found to suggest current or historical use, storage, or disposal of radioactive wastes within the NBVC Point Mugu portion of the Subject Lease Property. Mr. George Wadley stated that to his knowledge no radioactive waste was used, stored, or disposed of within the Subject Lease Property and no historical reports on radioactive materials in the Subject Lease Property exist.

Based upon the age of installation facilities in the vicinity of the NBVC Point Mugu portion of the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. Further information from the EPA regarding chlordane can be found in Section 3.6.10.

### **3.7.7        Ordnance**

Based on the visual property inspection, document review, and personnel interviews, the only ordnance site located within one-quarter mile radius of the Subject Lease Property is UXO Site 4, The Former Gas Mask Training Area. Mr. Steve Granade stated that there are no other ordnance sites within one-quarter mile radius of the Subject Lease Property. This site is discussed in detail in Section 3.7.3.

### **3.7.8        Other Findings**

East of Building 17, unmarked metal storage boxes were observed. These storage boxes are documented in Appendix A. Additionally, a satellite dome was observed approximately 300 feet north of Santa Rosa.

## **4.0    SUBJECT PROPERTY — CATALINA HEIGHTS**

This section provides a description of Catalina Heights, its history, location, and association with adjacent properties, relevant facilities and infrastructure on the Subject Lease Property, and any relevant documents that were reviewed.

### **4.1        SUBJECT LEASE PROPERTY DESCRIPTION**

The Subject Lease Property at NBVC Point Mugu includes the housing areas previously described in Section 3.0, and an additional offsite housing area identified as Catalina Heights, located within the city limits of Camarillo.

The Catalina Heights MFH is located approximately eight miles north of NBVC Point Mugu. Catalina Heights is approximately 50 acres in size and is completely developed with residential housing, playgrounds, and support buildings (Figure 4). Catalina Heights is bordered by Las Posas Road to the north and west and residential housing to the south and east.

#### **4.1.1        Sanborn® Map Report**

The Sanborn® Map Report, as provided by EDR, states that there was no coverage of Sanborn® maps for the property specified. The report is included as Attachment 1 (EDR 2007a).

The most recent DoD policy with regard to radon is described in the DoD memorandum *Asbestos, Lead-Based Paint and Radon Policies at Base Realignment and Closure Properties* (DoD 1994). This memorandum states that, in accordance with 26 USC Sections 2661 to 2671, the DoD will conduct a study to determine radon levels in a representative sample of its buildings. The DoD has applied the EPA action level for radon mitigation and/or control measures for residential structures of 4 pCi/L.

According to “Navy Radon Assessment and Mitigation Program (NAVRAMP) Screening Results” (Navy 1991), evidence was found to suggest current or historical presence of radon gas within the Subject Lease Property. The highest detected concentration of radon was 8.0 pCi/L (Building 1140), which is above EPA guidelines. Samples collected from Building 1013 also contained concentrations ranging from 4.0 to 4.8 pCi/L. These buildings are expected to be demolished after transfer as part of the PPV. Additionally, the construction style of the housing units (slab-on-grade) is not considered to be conducive to the collection of radon within the units.

#### **4.6.10 Pesticides, Herbicides, and Fungicides**

No evidence was found to suggest current or historical use, storage, or disposal of larger than household quantities of pesticides, herbicides, and fungicides within the Catalina Heights. Mr. Steve Granade and Reza Ghanei stated that there are no records indicating pesticides, herbicides, and fungicides are or were used within the Subject Lease Property.

However, in consideration of the age of the housing units within Catalina Heights, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey for Catalina Heights to confirm the presence or absence of chlordane within the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years. It is possible that other pesticides were used within the Subject Lease Property as well.

#### **4.6.11 Medical/Biohazardous Waste**

No evidence was found to suggest current or historical use, storage, or disposal of medical/biohazardous waste within Catalina Heights. Mr. Steve Granade and Reza Ghanei stated that there are no records indicating medical/biohazardous waste are or were within the Subject Lease Property.